

COLCHESTER PLANNING COMMISSION

MINUTES OF THE MEETING

FEBRUARY 2, 2010

PRESENT: Tom Mulcahy, Peter Larrabee, Rich Paquette and Pam Loranger

ALSO PRESENT: Sarah Hadd, Director, Brad Aldrich, Bruce Douglas and David Healy

1. Call to Order

T. Mulcahy called the meeting to order at 7:07 p.m.

2. Integrated Water Resources Plan Update

Bryan Osborne, Director of Public Works, provided background informational and noted that the Town of Colchester was awarded a 1.5 million dollar EPA grant to develop an Integrated Water Resources Management Plan. The goal of the plan is to protect Colchester's extensive water resources through an increased understanding of the relationship between water resources, land use, stormwater, and wastewater management.

It is planned that the project will be a 3 year project. A number of public information meetings will be incorporated throughout the development of the plan. There were two meetings held and this is the 3rd public meeting. It was decided that the public meetings would be incorporated into the regular meeting of either the Planning Commission or the Select Board as a way to keep them informed and up to date as well.

Brad Aldrich of Forcier, Aldrich Associates and Bruce Douglas and David Henley of Stone Environmental were present to update the Planning Commission and the public on the progress that has been made since the last public presentation in October.

A power-point presentation was given. Areas highlighted included, but were not limited to the following:

- Goal Statement – Protect Colchester's extensive water resources through an increased understanding of the relationship between: water uses, land uses, stormwater management and wastewater management.
- Purpose of the Study: The development on an integrated plan for stormwater, wastewater and land use practices and maintenance that is universally understood and supported by Colchester's residents.
- Value of Water Resources
- Impacts of Water Quality
- Project Scope
- Project Components

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- Purpose of Stormwater Infrastructure Inventory
- Purpose of Wastewater Inventory and Assessment
- Microbial Source Tracking
- Town Wide Assessment – Stormwater, Wastewater and Water Supply
- Stormwater Infrastructure
- Water Supplies Inventoried
- Water and Wastewater Services by Type
- On-site Wastewater Needs – Assessment Criteria
- Want to know More? Visit – www.colchesterwaters.net

Following the presentation the Commission was provided the opportunity to ask questions.

The Planning Commission thanked all for the presentation.

3. Hearing on Supplement 26 – Agricultural Mixed Use District

R. Paquette stepped down from the Planning Commission

T. Mulcahy read the purpose of the Agricultural Mixed Use District.

To maintain and enhance agricultural uses within the Shipman Hill Neighborhood and to encourage complimentary activities that will help to sustain these agricultural uses through diversification, agri-tourism, and low impact residential growth.

S. Hadd discussed the AMU District as it stands presently and provided a synopsis of the proposed changes to the text.

- currently there are no properties zoned Agricultural Mixed Use;
- maximum permitted gross building square footage for general sales is 5% of the square footage of the lot not to exceed 10,000 sq. ft. – the wording has changed to provide more flexibility;
- ratio revised to allow a little more residential to be developed in the AMU District
- auto, marine or equipment storage will be allowed within a completely enclosed structure;
- Table of Permissible Uses – landscape contractors yard is a new use and is permitted in the AMU District;
- cultural facilities will be a Conditional Use in the AMU – before it was not allowed at all;
- at this time – only three parcels are being proposed to be rezoned to AMU (all at the property owner's request);
- Shadow Cross Farm, and two parcels affiliated with Sam Mazza's Greenhouse have requested to be rezoned to the AMU District.

T. Mulcahy noted that the proposed rezonings, if changed, will affect taxes and urged property owners to contact the Assessor's Office. S. Hadd urged any other property owner that is interested in the AMU to make that request.

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There were no comments from the public.

A **motion** was made by P. Larrabee and **seconded** by P. Loranger to close the public hearing. The **motion passed** with a vote of 3 – 0.

4. Action on Supplement 26

A **motion** was made by P. Larrabee and **seconded** by P. Loranger to forward Supplement #26 to the Select Board. The **motion passed** with a vote of 3 – 0.

R. Paquette returned to the Commission

5. Consideration of CCRPC 2006 Plan Comments

Tabled until the February 17, 2010.

6. Minutes of January 19, 2010

A **motion** was made by R. Paquette and **seconded** by P. Larrabee to approve the minutes of January 19, 2010. The **motion passed** with a vote of 4 – 0.

7. Review Future Agendas

Additional Items for the February 17, 2009 Agenda

- Consideration of CCRPC 2006 Plan Comments
- Review of Memorandum the Community of Economic and Development Director dated January 7, 2010 regarding the draft vision for a five year strategic economic development plan on behalf of the Community and Economic Development Advisory Council (CEDAC).
- Review recent supplements

8. Packet Information

The Commission reviewed packet information.

ADJOURNMENT

There being no further business to be brought before the Commission, a motion was made and seconded to adjourn the meeting. All members of the Commission present voted in favor of the motion and the meeting was adjourned at 7:55 p.m.

Minutes taken and respectfully submitted by Lisa Riddle.

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Approved this 16th day of February 2010

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